



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

4/9/2020

SITE PLANS, SUBDIVISION CONCEPT PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee will be held at 9:00 a.m. via Web Conference. To access the meeting via phone, dial 1(312)626-6799. When prompted enter Access Code: 748-999-614#. Zoom Meeting Credentials - <https://zoom.us/j/748999614?pwd=SkhMU2RqQ0QvZEF2d2tJZHdJS0Fndz09> Password: 040920.

1 55 POINSETT

9:00 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2020-000330

Address: 55 POINSETT STREET

Location: PENINSULA

TMS#: 4631203016

Submittal Review #: 1ST REVIEW

Acres: .20

Board Approval Required:

Lots (for subdiv):

Owner: 55 POINSETT STREET, LLC

Units (multi-fam./Concept Plans): 4

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Zoning: DR-2F

Contact: ERIC LADSON

ladsone@earthsourceeng.com

Misc notes: Residential (2) detached buildings w/ (2) units each - 4 units total

RESULTS:

2 ST JOHNS H.S. BUS MGT. OFFICE

9:15 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2019-000302

Address: 1518 MAIN ROAD

Location: JOHNS ISLAND

TMS#: 2530000078 & 079

Submittal Review #: 1ST REVIEW

Acres: 20.25

Board Approval Required: DRB

Lots (for subdiv): -

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Units (multi-fam./Concept Plans): -

Applicant: ADC ENGINEERING, INC.

843-566-0161

Zoning: SR-1

Contact: JARED CHRYSOSTOM

jaredc@adcengineering.com

Misc notes: Construction plans for a new office unit and associated improvements.

RESULTS:

3 CCSD DISTRICT 3 BUS LOT & ATHLETIC IMPROVEMENTS

9:30 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2019-000282

Address: 1000 FORT JOHNSON ROAD

Location: JAMES ISLAND

TMS#: 4281100092

Submittal Review #: PRE-APP

Acres: 62.95

Board Approval Required:

Lots (for subdiv): -

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Units (multi-fam./Concept Plans): 0

Applicant: ADC ENGINEERING

843-566-0161

Zoning: SR-1

Contact: JEFF WEBB

jeffw@adcengineering.com

Misc notes: Site plan for new bus lot and athletic improvements.

RESULTS:

4 MUSC ADDITIONS-RENOVATIONS TO BASIC SCIENCE BUILDING**9:45 SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2019-000238

Address: 173 ASHLEY AVENUE

Location: PENINSULA

TMS#: 4601501043

Submittal Review #: 2ND REVIEW

Acres: 15.2

Board Approval Required: BAR

Lots (for subdiv): 1

Owner: MUSC

Units (multi-fam./Concept Plans): -

Applicant: ADC ENGINEERING

843-566-0161

Zoning: LB

Contact: JEFF WEBB

jeffw@adcengineering.com

*Misc notes: Construction plans for a 47,110 square foot addition and associated improvements.***RESULTS:**

5 725 KING STREET**10:00 SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2019-000295

Address: 725 KING STREET

Location: PENINSULA

TMS#: 4600401102

Submittal Review #: 1ST REVIEW

Acres: 0.07

Board Approval Required: BAR

Lots (for subdiv): 1

Owner: 725 KING, LLC

Units (multi-fam./Concept Plans): -

Applicant: CLINE ENGINEERING, INC.

843-991-7239

Zoning: GB

Contact: MATT CLINE

matt@clineneg.com

*Misc notes: Construction plans for a mixed-use development and associated improvements.***RESULTS:**

6 SAVAGE ROAD DEVELOPMENT**10:15 SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2019-000268

Address: SAVAGE ROAD

Location: WEST ASHLEY

TMS#: 3090000481

Submittal Review #: 2ND REVIEW

Acres: 3.463

Board Approval Required: DRB

Lots (for subdiv): 1

Owner: ESSEX FARMS A PARTNERSHIP

Units (multi-fam./Concept Plans): 0

Applicant: CLINE ENGINEERING, INC.

843-991-7239

Zoning: GO

Contact: MATT CLINE

matt@clineeng.com

*Misc notes: Site plan for 1 multi tenant building, parking and associated improvements.***RESULTS:**

7 PARKLINE AVENUE MIXED-USE**10:30 SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2019-000296

Address: PARKLINE AVENUE

Location: DANIEL ISLAND

TMS#: 2750000181

Submittal Review #: 1ST REVIEW

Acres: 5.05

Board Approval Required:

Lots (for subdiv): 1

Owner:

Units (multi-fam./Concept Plans): -

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-849-0200

Zoning: DI-DP

Contact: BRIAN RILEY

riley.b@tandh.com

*Misc notes: Construction plans for a mixed-use development and associated improvements.***RESULTS:**

8 DANIEL ISLAND CHILDRENS PARK RENOVATIONS**10:45 SITE PLAN**

Project Classification: SITE PLAN
Address: RIVER LANDING DRIVE
Location: DANIEL ISLAND
TMS#: 2750000114
Acres: 0.92
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: DI-TC (VC)

City Project ID: TRC-SP2019-000272

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: DANIEL ISLAND COMMUNITY FUND
Applicant: THOMAS & HUTTON
Contact: JOHN WINTERS

843-849-0200
winters.j@tandh.com

Misc notes: Construction plans for the renovation of the existing DI Childrens Park.

RESULTS:

9 CAINHOY SOUTH - FIRST LIGHT - PHASE 4**11:00 SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION
Address: POINT HOPE PKWY & SEVEN STICKS
Location: CAINHOY
TMS#: 2620000008
Acres: 22.9
Lots (for subdiv): 26
Units (multi-fam./Concept Plans):
Zoning: PUD

City Project ID: TRC-SUB2020-000145

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB, PC

Owner: CAINHOY LUMBER & TIMBER, LLC
Applicant: THOMAS & HUTTON
Contact: WILL COX

843-725-5274
cox.w@tandh.com

Misc notes: Subdivision concept plan.

RESULTS:

10 WEST ASHLEY STORAGE**11:15 SITE PLAN**

Project Classification: SITE PLAN
Address: 3065 BEES FERRY ROAD
Location: WEST ASHLEY
TMS#: 356-00-00-045
Acres: 2.89
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: LI

City Project ID: TRC-SP2020-000332

Submittal Review #: PRE-APP
Board Approval Required:

Owner: HAND PROPERTIES, LLC
Applicant: BGE, INC
Contact: ERIC HAMPTON

(980) 206-4871
ehampton@bgeinc.com

Misc notes: Self-storage facility

RESULTS:

11 JAMES ISLAND CENTER, PHASE II SITE IMPROVEMENTS**11:30 SITE PLAN**

Project Classification: SITE PLAN
Address: 1739 MAYBANK HIGHWAY
Location: JAMES ISLAND
TMS#: 4240000005
Acres: 6.42
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: TRC-SP2018-000193

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB

Owner: JAMES ISLAND CENTER, LLC
Applicant: JAMES ISLAND CENTER, LLC
Contact: BURR AULT

703-821-0500
bault@beattyco.com

Misc notes: Constuction plans to add parking spaces to the west side of the parcel and associated improvements.

RESULTS:

12 BEES FERRY SENIOR LIVING FACILITY**11:45 SITE PLAN**

Project Classification: SITE PLAN
Address: 3095 BEES FERRY ROAD
Location: WEST ASHLEY
TMS#: 3560000013 & 040
Acres: 10.95
Lots (for subdiv):
Units (multi-fam./Concept Plans): 172
Zoning: GB

City Project ID: TRC-SP2020-000331

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB & BZA-SD

Owner: 3097 BEES FERRY ROAD LLC
Applicant: DENNIS CORPORATION 803-227-8558
Contact: MATTHEW HINES mhines@denniscorporation.com

Misc notes: Digital plans for most staff. Construction plans for a new 231,240 square foot senior living facility and associated improvements. TRC pre-app 8/23/18, TRC 1st review 1/24/19, TRC 2nd review 4/4/19.

RESULTS:

13 CENTRAL PARK CLUSTER SUBDIVISION (PLAT)**12:00 PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: CENTRAL PARK ROAD
Location: JAMES ISLAND
TMS#: 3400300007
Acres: 10.35
Lots (for subdiv): 38
Units (multi-fam./Concept Plans): 38
Zoning: SR-1 (CLUSTER)

City Project ID: TRC-SUB2018-000096

Submittal Review #: 8TH REVIEW
Board Approval Required: PC, BZA-SD

Owner: CENTRAL PARK RD, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: LES PHILLIPS lphillips@seamonwhiteside.com

Misc notes: Preliminary plat for a 38 lot Cluster Development and associated improvements.

RESULTS:

14 CENTRAL PARK CLUSTER SUBDIVISION (ROAD)**12:15 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: CENTRAL PARK ROAD
Location: JAMES ISLAND
TMS#: 3400300007
Acres: 10.35
Lots (for subdiv): 38
Units (multi-fam./Concept Plans): 38
Zoning: SR-1 (CLUSTER)

City Project ID: TRC-SUB2018-000096

Submittal Review #: 7TH REVIEW
Board Approval Required: PC, BZA-SD

Owner: CENTRAL PARK RD, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: LES PHILLIPS lphillips@seamonwhiteside.com

Misc notes: Road construction plans for a 40 lot Cluster Development and associated improvements. Note Stormwater and Engineering comments ONLY.

RESULTS:

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division.

Individuals with questions concerning the above items should contact Eric Schultz, TRC Administrator, in the Department of Planning, Preservation and Sustainability at (843) 724-3790. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.